

IN RE: PETITION FOR VARIANCE
N/S of Mount DeSales Road, 500' E
of Academy Road
1st Election District
1st Councilmanic District
(204 & 206 Mount DeSales Road)

John E. Abrahms, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-389-SPH

*
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, John E. Abrahms, Jr. The Petitioner is requesting special hearing relief for property he owns at 204 and 206 Mt. DeSales Road, located in the Catonsville area of Baltimore County. The special hearing request is to approve the existence of two non-conforming residential dwellings on a single lot, in order to permit the subdivision of the property into two lots, each with its own single-family dwelling.

Appearing at the hearing on behalf of the special hearing request were John Abrahms, Jr., owner of the property and Jeffrey Schultz, a representative of McKee & Associates, the engineers who prepared the site plan of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 0.25 acres, more or less, and is improved with two existing dwellings. The subject properties have a street address of 204 and 206 Mt. DeSales Road. The Petitioner is interested in subdividing the subject property so that each of the houses in question is located on its own lot of record. The Petitioner has one of the houses under contract to be sold and the other listed on the market. In order to convey good title to a purchaser, the subdivision of the property into two separate lots is necessary.

RECEIVED FOR FILING
JUN 5 11 46 AM '02
R. J. JAMESON

5/16/02
R. Emerson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 16, 2002

Mr. John E. Abrahms, Jr.
634 Plymouth Road
Baltimore, Maryland 21229-2212

Re: Petition for Special Hearing
Case No. 02-389-SPH
Property: 204 & 206 Mount DeSales Road

Dear Mr. Abrahms:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mary D Herkel
14803 Tunnel Ave
Ocean City MD 21842

McKee & Assoc Inc
Geoffrey C Schultz
5 Shawan Rd Ste 1
Cockeysville MD 21030

Come visit the County's Website at www.co.ba.md.us





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 204 and 206 Mount DeSales Road
which is presently zoned DR 5-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A special hearing

to permit the subdivision of
containing an existing semi-detached dwelling into two lots, each with its own dwelling. a non-conforming lot

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

John E. Abrahams (Deceased)

Name - Type or Print

X

Signature

John E. Abrahams, Jr.

Name - Type or Print

X

Signature

674 Plymouth Road

(410) 747-7079

Address

Baltimore, Maryland

21229-2212

Telephone No.

State

Zip Code

Representative to be Contacted:

Geoffrey C. Schultz

McKee & Associates, Inc.

Name

5 Shawan Road, Suite 1

(410) 527-1555

Address

Cockeysville, Maryland 21030

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By

JNP

Date

3/14/02

Case No. 02-389-SPH

REV 9/15/98

ORDER RECEIVED FOR FILING

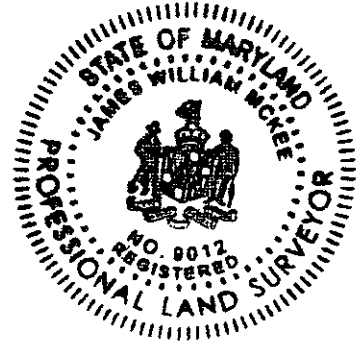
Date 3/16/02

By R. J. [Signature]

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

March 11, 2002



**ZONING DESCRIPTION OF
204 & 206 MT. DESALES ROAD
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point on the north side of Mount DeSales Road (50 feet wide) at a distance of 500 feet east of the centerline of Academy Road and being known and designated as Lot 196 of "Meridale Farm Subdivision" as recorded in Plat Book 6, Page 76.

CONTAINING 10,907 square feet or 0.250 acres of land as recorded in deed Liber 14142, folio 262.

02-389-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11255

DATE 3/14/02 ACCOUNT R-001-006-6150

AMOUNT \$ 100.00

RECEIVED
FROM:

~~Robert~~ John Abrams / John Abrams, Jr.

FOR:

24 2006 Mount Vernon Road

02-289-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME

3/15/2002 3/15/2002 09:10:57

REF US02 CASHIER JEWELL DORRICK 2

>> RECEIPT # 193948

DEPT 5 528 ZEPHYRUS RECEPTION

CR NO. 011255

Reptd tot

100.00

100.00 CR

.00 CR

Baltimore County - Not Listed

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #02-389-SPH

205-206 Mount DeSales Road

N/S of Mount DeSales Road, 500' E of Academy Road

1st Election District - 1st Councilmanic District

Legal Owner(s): John E. Abrahms (deceased)

John E. Abrahms, Jr.

Special Hearing: to permit the subdivision of a non-conforming lot containing an existing semi-detached dwelling into two lots, each with its own dwelling

Hearing: Wednesday, May 15, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bostey Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391

JT 4/7/92 Apr. 30

C535486

CERTIFICATE OF PUBLICATION

5/3/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/30/, 2002.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No. 02-389-SPH
Petitioner/Developer ABRAMS, ETAL
c/o MCKEE
Date of Hearing/Closing 5/15/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention.

Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #204-206 MOUNT
DESALES RD. (ONSITE)

The sign(s) were posted on

4/30/02
(Month, Day, Year)

Sincerely,

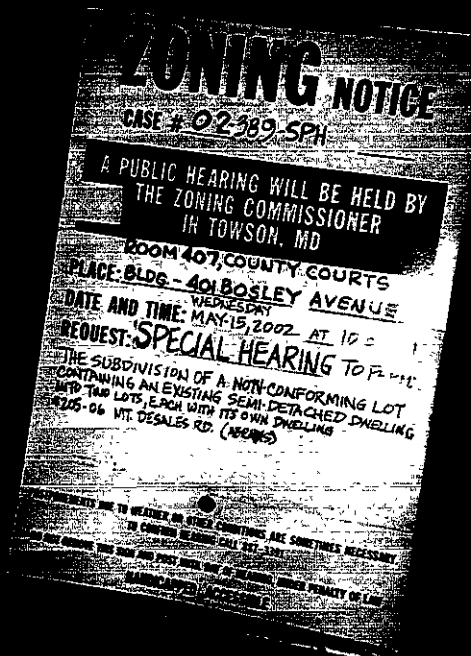
Patrick M. O'Keefe 5/1/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE,
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-389-SPH
Petitioner: JOHN E. ABRAHMS^(deceased) and JOHN E. ABRAHMS, JR
Address or Location: 204 and 206 Mount DeSales Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patricia L. Abrahms
Address: 634 Plymouth Rd
Balto Md 21229
Telephone Number: 410-747-7079

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 30, 2002 Issue – Jeffersonian

Please forward billing to:
Patricia L Abrahms
634 Plymouth Road
Baltimore MD 21229

410 747-7079

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-389-SPH
205-206 Mount DeSales Road
N/S of Mount DeSales Road, 500' E of Academy Road
1st Election District – 1st Councilmanic District
Legal Owner: John E Abrahms (deceased) John E Abrahms, Jr.

Special Hearing to permit the subdivision of a non-conforming lot containing an existing semi-detached dwelling into two lots, each with its own dwelling.

HEARING: Wednesday, May 15, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT cDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 8, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-389-SPH
205-206 Mount DeSales Road
N/S of Mount DeSales Road, 500' E of Academy Road
1st Election District – 1st Councilmanic District
Legal Owner: John E Abrahms (deceased) John E Abrahms, Jr.

Special Hearing to permit the subdivision of a non-conforming lot containing an existing semi-detached dwelling into two lots, each with its own dwelling.

HEARING: Wednesday, May 15, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is stylized with a large, looping "J" and a long horizontal stroke.

Arnold Jablon GDZ
Director

C: Mary Denise Herkel, 14803 Tunnel Avenue, Ocean City 21842
John E Abrahms Jr, 634 Plymouth Road, Baltimore 21229-2212
Geoffrey C Schultz, McKee & Associates Inc, 5 Shawan Road, Ste 1
Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 30, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 10, 2002

Mary D Herkel
14803 Tunnel Avenue
Ocean City MD 21842

Dear Ms. Herkel:

RE: Case Number: 02-389-SPH, 204 & 206 Mount DeSales Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 14, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: John E Abrahms Jr, 634 Plymouth Road, Baltimore 21229-2212
McKee & Associates Inc, Geoffrey C Schultz, 5 Shawan Road, Suite 1,
Cockeysville 21030
People's Counsel

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Fire Department
Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

ATTENTION: George Zahner

-----RE: Property Owner: SEE BELOW-----

Location: DISTRIBUTION MEETING OF March 25, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

378, 381, 383, 386-389, 391-394, 396-400

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

County Review Group comments

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RSB/TGT*

DATE: April 30, 2002

Zoning Advisory Committee Meeting of March 25, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

378, 379, 380, 383, 384, 385, 386, 387, (389), 390, 392, 395, 396, 397, 399

Imp
5/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 29, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

MAR 29 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-389, and 02-396

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Arnold F. Keller, III

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3-26-02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 389

JNP

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
204 & 206 Mount DeSales Road, N/S Mt DeSales Rd,
500' E of Academy Rd
1st Election District, 1st Councilmanic


Legal Owner: John E. Abrahams (Deceased) and
John E. Abrahams Jr.
Petitioner(s)

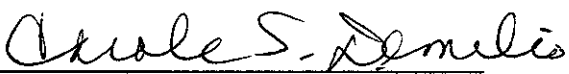
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-389-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Mary Denise Henkel, Esq., McGinly Marine, 14803 Tunnel Avenue, Ocean City, MD 21842, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

DATE: March 14, 2002

TO: Baltimore County PDM
Zoning Office

RE: 204 & 206 Mt. DeSales Road

ATTENTION:

(X) We are submitting () We are returning () We are forwarding

(X) Herewith () Under separate cover

No.	Description
12	Site Plans
3	Zoning Petitions
3	Zoning Descriptions
1	200-Scale Zoning Map

() For processing () For your use () For your review

() Please call when ready () Please return to this office () In accordance with your request

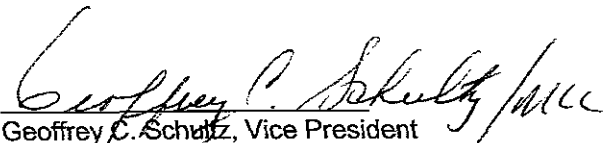
Remarks:

For further information, please contact the writer at this office.

Very truly yours,

McKee & Associates, Inc.

Enclosures


Geoffrey C. Schultz, Vice President

cc: Pat Abrahms, w/enclosures
Mary Henkel, w/enclosures
McKee File

OWNER INFORMATION

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

01/15/2002

DISTRICT: 01 ACCT NO: 0101020080

USE: RESIDENTIAL

OWNER NAME: ABRAHMS JOHN E
ABRAHMS JOHN E, JRPRINCIPAL
RESIDENCE
NOMAILING ADDRESS: 634 PLYMOUTH RD
BALTIMORE

MD 21229-2212

TRANSFERRED

FROM: ABRAHMS JOHN E

DATE: 11/09/1999 PRICE: \$0

DEED REFERENCE: 1) /14142/ 262
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCR N <F6> SELECT NEXT PROPERTY

LOCATION INFORMATION

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

01/15/2002

DISTRICT: 01 ACCT NO: 0101020080

NAME: ABRAHMS JOHN E

USE: RESIDENTIAL

PREMISES ADDRESS
204 MT DE SALES RD

ZONING

LEGAL DESCRIPTION

204-206 MT DESALES RD
MERRIDALE FARMSMAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP
95 21 219 196 80PLAT NO :
PLAT REF: 6/ 76

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1961 2,702 SFPROPERTY LAND AREA
10,900.00 SFCOUNTY
USE
04PRESS: <F1> OWNER INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCR N <F6> SELECT NEXT PROPERTY

R. 6 ZONE

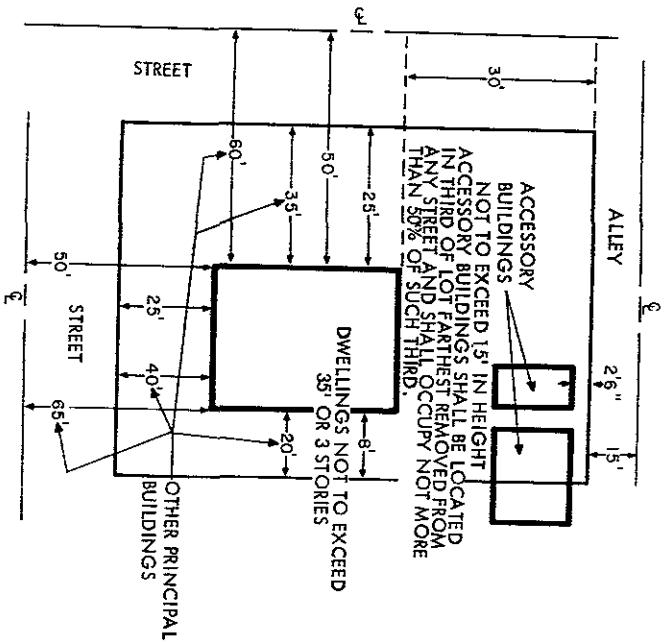
the front lot line and not less than 65 feet from the center line of the street, except as specified in Section 303.1.

211.3—Side Yards—For one-family dwellings, 8 feet wide for one side yard and not less than 20 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 25 feet from the side lot line and not less than 50 feet from the center line of the side street, for two-family dwellings, side yards shall be as provided in Sections 214.1 and 214.3, for other principal buildings, same as in Section 208.3.

211.4—Rear Yard—30 feet deep.

211.5—Density—the maximum permitted gross residential density for one-family dwellings is 4.5 and the maximum permitted gross residential density for two-family dwellings is 6.0. If there is a mixture of residential use types, a combination of the local open space standards as specified in section 44-2 of the Baltimore County Code, 1958, as amended, may be used to determine density and to yield the total acreage required for local open space tracts.

R. 6 ZONE ONE FAMILY CORNER LOT



Average lot area 6,000 square feet. (See Section 211.1)

Minimum length 110 feet.

Minimum width 55 feet.

Farm buildings located on 3 acres or more.

FOR INFORMATION ONLY

DEFINITIONS

number, the word "shall" is mandatory. For the purposes of these Regulations, certain terms and words are defined as follows:

Accessory Building: One which is subordinate and customarily incidental to and on the same lot with a main building. A trailer shall not be considered an accessory building. A structure connected to a principal building by a covered passageway, with one wall in common shall not be considered an accessory building.

Acreage, Gross Residential: The residentially zoned acreage within the perimeter of the subdivision proposed for residential development, plus not more than half the width of existing or recorded boundary streets (maximum 60-foot right of way) to which the subdivision has right of access, except storm drainage reservation strips to the extent that they exceed an area 15 per cent of the subdivision, or waterfront areas below mean low tide.

Airport: Any area of land or water designed and set aside for landing or taking off of aircraft.

Alley: A right-of-way 20 feet or less in width, designated as an alley on either an unrecorded or recorded plat or dedicated as such by deed, which provides service access for vehicles to the side or rear of abutting property.

Apartment House: A building used and/or arranged for rental occupancy, or cooperatively owned by its occupants, having three or more land units, and with a yard, compound, service, or utilities in common.

Basement: That portion of a building below the first floor, the floor of which is less than one-half of the height of the room below the average grade of the adjoining ground. (See definitions of Cellar and Story).

Boarding House: A building other than a hotel, in which meals or rooms and meals are provided for compensation for four or more persons, including "care home", as defined by the Maryland Health Department.

DEFINITIONS

Boat Yard: A commercial or non-profit boat basin with facilities for one or more of the following: sale, construction, repair, storage, launching, berthing, securing, fueling, and general servicing of marine craft of all types.

Building: A structure enclosed within exterior walls or firewalls for the shelter, support, or enclosure of persons, animals, or property of any kind.

Building Height: The vertical distance measured from the average grade to the average elevation of the roof of the highest story.

Building Line: The line established by law beyond which a building shall not extend.

Cellar: That portion of a building below the first floor, the floor of which is more than one-half the height of the room below the average grade of the adjoining ground. (See definition of Basement).

Convalescent Home: This term includes rest homes, nursing homes, convalescent homes for children, and homes providing chronic and convalescent care. It does not include a "care home" as defined by the Maryland State Health Department, which merely provides board, shelter, and personal services in a protective environment for persons not gainfully employed.

Density, Gross Residential: Gross residential acreage divided into the number of dwelling units (See Acreage, Gross Residential).

Density, Net: Net Density is based on the area of the lot or lots involved. Offstreet parking space shall be considered part thereof only if contained therein.

Dwelling: A building or portion thereof which provides living facilities for one or more families.

Dwelling, One-Family: A detached building arranged or used for occupancy by one family.

Dwelling, Two-Family: A building arranged or used for occupancy by two families as separate

VALID ONLY
WITH
IMPRESSED
SEAL

DATE ISSUED:
OCT 25 1999

I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE COPY OF A
RECORD ON FILE IN THE DIVISION OF VITAL RECORDS.

Geneva S. Sparks
STATE REGISTRAR OF VITAL RECORDS

Please Type or Print in Black Indelible Ink. Assure All Copies Are Legible.
State of Maryland / Department of Health and Mental Hygiene
Certificate of Death

Reg. No.

To Be Completed by Funeral Director

Medical Certification: To Be Completed by Physician/Medical Examiner

1. Decedent's Name (First, Middle, Last) JOHN EDWARD ABRAHMS		2. Date of Death Month Day Year OCT 21 1999		3. Time of Death 02 59	
4a. Facility Name (If not institution, give street and number) ST AGNES HOSPITAL		4b. City, Town, or Location of Death BALTIMORE		4c. County of Death BALTIMORE CITY	
5. Social Security Number 215-09-7277		6. Sex 1 <input checked="" type="checkbox"/> M 2 <input type="checkbox"/> F		7. Age (In yrs last birthday) 83 Yrs	
8. Date of Birth (Month, Day, Year) Aug. 24, 1916		9. Birthplace (State or Foreign Country) MD.		10. Usual Residence of Decedent	
10a. State MD.		10b. County Baltimore		10c. City, Town or Location Baltimore	
10d. Inside City Limits 1 <input type="checkbox"/> Yes 2 <input checked="" type="checkbox"/> No		10e. Street and Number 204 Mt. DeSales Road		10f. Zip Code 21229	
10g. Citizen of What Country? U.S.A.		11. Marital Status 1 <input type="checkbox"/> Never Married 2 <input type="checkbox"/> Married 3 <input checked="" type="checkbox"/> Widowed 4 <input type="checkbox"/> Divorced		12. Was Decedent Ever in U.S. Armed Forces? 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No If Yes, Give Year or Dates WWII	
13. Was Decedent of Hispanic Origin? (Specify Yes or No. If Yes, specify Cuban, Mexican, Puerto Rican, etc.) 1 <input type="checkbox"/> Yes 2 <input checked="" type="checkbox"/> No Specify		14. Race - American Indian, Black, White, etc. Specify white		15. Decedent's Education (Specify only highest grade completed) Elementary/Secondary (0-12) 12 College (1-4 or 5+)	
16a. Decedent's Usual Occupation (Give kind of work done during most of working life. DO NOT use retired) contractor		16b. Kind of Business/Industry construction		17. Father's Name (First, Middle, Last) Harold Abrahams	
18. Mother's Name (First, Middle, Maiden Surname) Inez Deuber		19a. Informant's Name/Relationship (Type, Print) John E. Abrahms, Jr. son		19b. Mailing Address (Street and Number or Rural Route Number, City or Town, State, Zip Code) 634 Plymouth Rd., Baltimore, Md. 21229	
20a. Method of Disposition 1 <input checked="" type="checkbox"/> Burial 2 <input type="checkbox"/> Cremation 3 <input type="checkbox"/> Removal from State 4 <input type="checkbox"/> Donation 5 <input type="checkbox"/> Other (Specify)		20b. Place of Disposition (Name of cemetery, crematory or other place) Loudon Park Cemetery		20c. Date 10/23/99	
20d. Location - City or Town, State Catonsville, Md.		21. Signature of Funeral Service Licensee <i>Shanda L Lemmer</i>		22. Name and Address of Facility Witzke Funeral Home of Catonsville, Inc. 1630 Edmondson Ave., Catonsville, Md. 21228	
23a. Part I. Enter the disease, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Immediate Cause (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to immediate cause. Enter Underlying Cause (Disease or injury that initiated events resulting in death) Last a. Pneumonia Due to (or as a consequence of): b. Chronic obstructive Pulmonary Disease Due to (or as a consequence of): c. Due to (or as a consequence of): d. Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I Coronary Artery Disease		23b. Did tobacco use contribute to the cause of death? 1 <input type="checkbox"/> Yes 2 <input checked="" type="checkbox"/> No 3 <input type="checkbox"/> Probably 4 <input type="checkbox"/> Unknown		24a. Was an autopsy performed? 1 <input type="checkbox"/> Yes 2 <input checked="" type="checkbox"/> No	
24b. Were autopsy findings available prior to completion of cause of death? 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No		25. Was case referred to medical examiner? 1 <input type="checkbox"/> Yes 2 <input checked="" type="checkbox"/> No		26. Place of Death (Check only one) Hospital 1 <input checked="" type="checkbox"/> Inpatient 2 <input type="checkbox"/> ER/Outpatient 3 <input type="checkbox"/> DOA Other 4 <input type="checkbox"/> Nursing Home 5 <input type="checkbox"/> Residence 6 <input type="checkbox"/> Other (Specify)	
27. Manner of Death 1 <input checked="" type="checkbox"/> Natural 2 <input type="checkbox"/> Accident 3 <input type="checkbox"/> Suicide 4 <input type="checkbox"/> Homicide 5 <input type="checkbox"/> Pending investigation 6 <input type="checkbox"/> Could not be determined		28a. Date of Injury (Month, Day Year)		28b. Time of Injury M	
28c. Injury at Work? 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No		28d. Describe how injury occurred		28e. Place of Injury - At home, farm, street, factory, office building, etc. (Specify)	
28f. Location (Street and Number or Rural Route Number, City or Town, State)		29a. Certifier (Check only one) 1 <input checked="" type="checkbox"/> Certifying Physician: To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner as stated 2 <input type="checkbox"/> Medical Examiner: On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner stated		29b. Signature and title of certifier <i>TOC</i>	
29c. License number P-13591		29d. Date signed (Month, Day, Year) OCTOBER 21, 1999		30. Name and address of person who completed cause of death (Item 23a) (Type, Print) ABENA ADDO MD, 900 CATON AVE., BALTIMORE, MD 21229.	
31. Date and Month, Day, Year OCT 25 1999		32. Registrar's Signature <i>Geneva S. Sparks</i>			

NO TITLE EXAMINATION

THIS DEED, Made this 15th day of October, in the year one thousand nine hundred and ninety-nine, by and between **JOHN E. ABRAHMS**, of Baltimore County, State of Maryland, Grantor, party of the first part; and **JOHN E. ABRAHMS** and **JOHN E. ABRAHMS, JR.**, his son, of Baltimore County, State of Maryland, Grantees, parties of the second part.

WITNESSETH, That in consideration of **NO ACTUAL MONETARY CONSIDERATION**, but for other good and valuable consideration, the receipt whereof is hereby acknowledged, the said party of the first part does hereby grant and convey to the said parties of the second part, as joint tenants with the right of survivorship and not as tenants in common, their assigns, the survivor of them and unto the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 196, as shown on Plat of Merridale Farms, which said Plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 6, folio 76. The Improvements are known as 204-206 Mt. DeSales Road.

BEING the same lot of ground described in a Deed dated March 9, 1961 and recorded among the land Records of Baltimore County in Liber W.J.R. No. 3820, folio 299, which was granted and conveyed by Leona M. Merkel, widow, to John E. Abrahms and Inez D. Abrahms, his wife. The said Inez D. Abrahms departed this life on June 12, 1995, thereby vesting title in John E. Abrahms.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, as joint tenants with the right of survivorship and not as tenants in common, their assigns, the survivor of them and unto the survivor's personal representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the said Grantor.

WITNESS:

[Signature] *John E. Abrahms* (SEAL)
John E. Abrahms

STATE OF MARYLAND, COUNTY of BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 15th day of October, 1999, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared John E. Abrahms, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

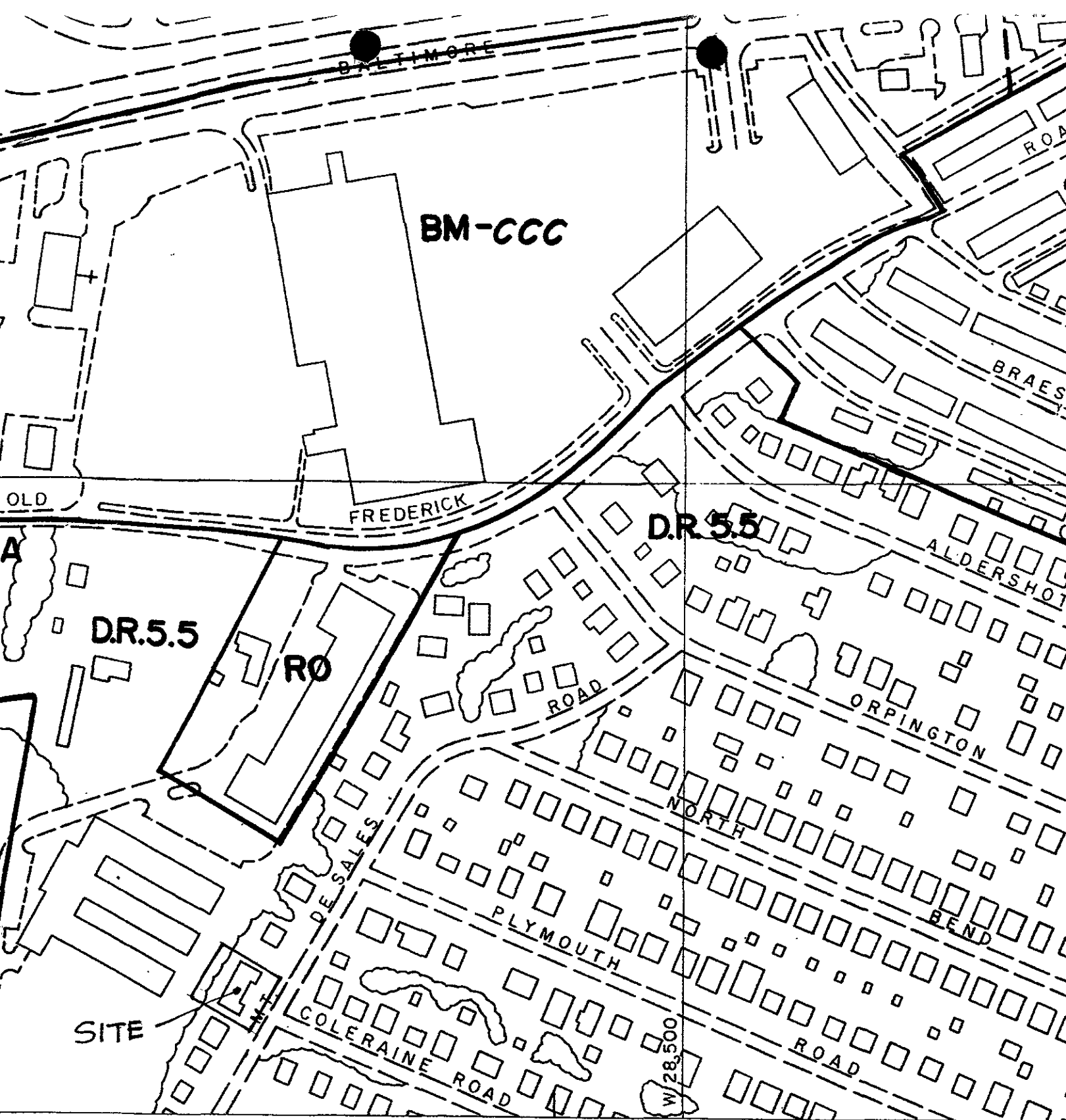
My Commission Expires: 2/23/02

THIS IS TO CERTIFY that the within instrument has been prepared under the supervision of the undersigned Maryland attorney.

[Signature]
Michael E. Marino, Esquire

AFTER RECORDATION. PLEASE RETURN TO:

Diversified Title Corporation
609 Bosley Avenue
Towson, Maryland 21204



200 SCALE ZONING MAP

NO. ~~SW-IE~~
SW 1E

204-206 MT. DESALES RD.

2000 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 10, 2000

Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.

ED IN SELECTED AREAS.
Y PHOTOGRAMMETRIC METHODS
BALTIMORE, MD. 21210

Joseph Bartolotta
Chairman, County Council

02-389-SPH

GENERAL NOTES

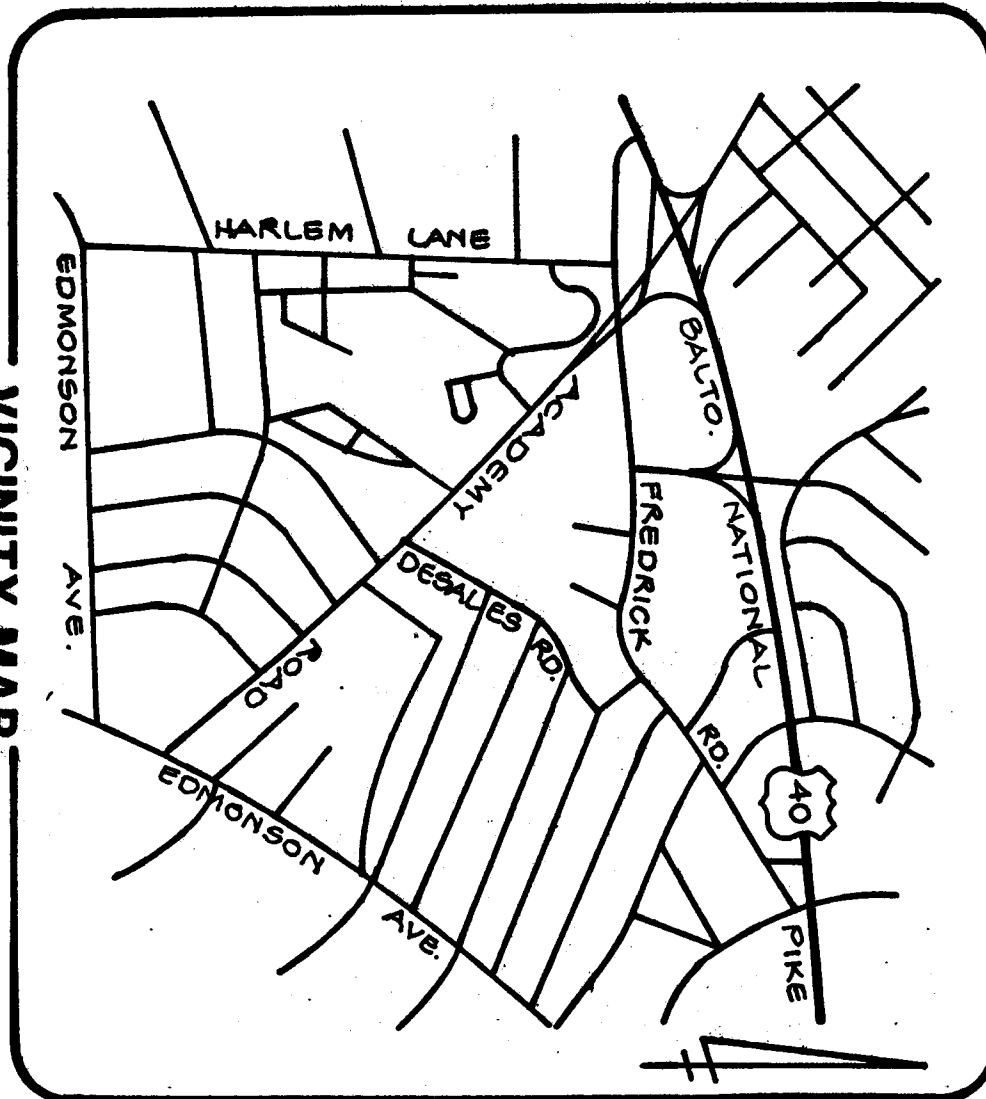
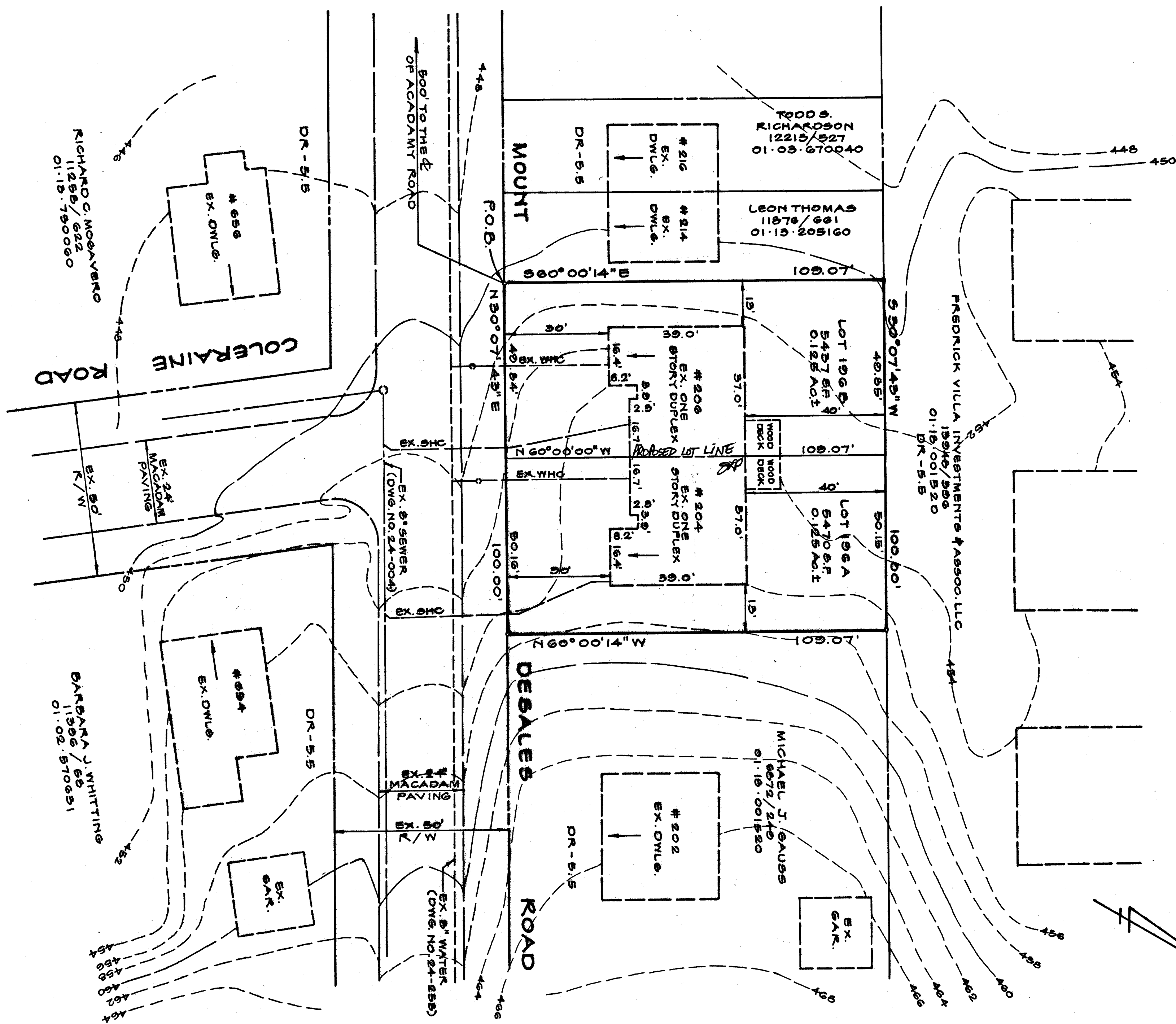
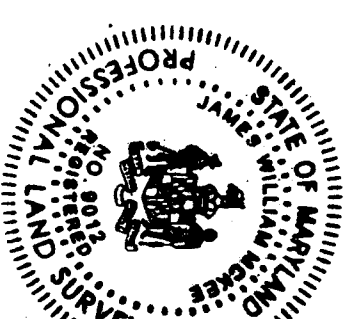
1. COUNCILMANIC DISTRICT - 1ST
2. ELECTION DISTRICT - 1ST
3. 200 SCALE ZONING MAP NO. - SW-1E
4. THERE HAVE BEEN NO PRIOR ZONING HEARINGS FOR THIS PROPERTY.
5. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
6. THERE ARE NO STREAMS, STORMWATER MANAGEMENT SYSTEMS, OR PIPE SYSTEMS WITHIN 50 FEET OF THE SITE.
7. THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
8. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF FOREST CONSERVATION (SITE AREA LESS THAN 40,000 S.F.).
9. *Not located within 100 year floodplain.*
10. *Not located within a historic district.*

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, SHAWAN ROAD
(410) 527-1555
COCKEYSVILLE, MARYLAND 21030

Computed by: G.C.S.
Drawn by: W.D.G.
Checked by: G.C.S.
Job Number: 01-173

James W. McKee
Date
(Maryland Registered No. 9012)



- SITE DATA**
1. EXISTING ZONING - DR-5.5
 2. GROSS AREA - 13.47 S.F. - 0.308 AC. +/-
 3. NET AREA - 10.97 S.F. - 0.250 AC. +/-
 4. NO. OF LOTS ALLOWED (308 X 5.5) - 1.69 LOTS
 5. NO. OF LOTS PROPOSED - 2 LOTS
 6. PARKING SPACES REQUIRED (2 PER LOT) - 4
 7. PARKING SPACES PROPOSED - 0 (ON-STREET PARKING PROVIDED)

#204 & #206 MT. DESALES ROAD

1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE : 1" = 20'
DATE : JANUARY 20, 2002
BEING A RESUBDIVISION OF LOT 196
MERIDALE FARM SUBDIVISION A 6/76

PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING

OWNER
JOHN E. ABRAMS
JOHN E. ABRAMS, JR.
834 PLYMOUTH ROAD
BALTO. MD 21228

DEED REFERENCE : 14142/282
TAX ACCOUNT NUMBER : 01-01-020080
TAX MAP 95 GRID 21 PARCEL 219-196

R. 6 Zone—Residence, One and Two-Family

Section 209—USE REGULATIONS

The following uses only are permitted:

209.1—Uses permitted and as limited in R. 40 Zone;

209.2—Two family dwellings, as defined in Section 101;

209.3—Special Exceptions—Same as R. 10 Zone, except sanitary landfills and trailer parks which are not permitted (see Sections 270 and 502).

Section 210—HEIGHT REGULATIONS

Same as R. 40 Zone.

Section 211—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

211.1—Lot Area and Width—Except as noted below, each one-family dwelling and each other principal non-residential building hereafter erected shall be located on a lot having an area of not less than 6,000 square feet and a width at the front building line of not less than 55 feet; each two-family dwelling hereafter erected shall be located on a lot(s) having an area of not less than 10,000 square feet and a width at the front building line of not less than 80 feet for a duplex dwelling and 90 feet for the pair of lots occupied by a semi-detached dwelling (see Section 304). At least five per cent and six per cent (one-family and two-family dwelling types, respectively) of the gross residential acreage of the tract must be allocated to local open space tract(s). To meet this requirement the developer may reduce the minimum permitted lot size by not more than five per cent of the minimum required area.

211.2—Front Yard—For dwellings, the front building line shall be not less than 25 feet from the front lot line and not less than 50 feet from the center line of the street, except as specified in Section 303.1 for other principal buildings—40 feet from

DEFINITIONS

housekeeping units. It may be either a duplex or semi-detached dwelling.

Dwelling, Duplex: A two-family detached dwelling with one housekeeping unit over the other.

Dwelling, Semi-detached: A building with two one-family housekeeping units erected on one side on adjoining lots, separated from each other by an approved masonry party wall extending from the basement or cellar floor to the roof along the dividing lot line, and separated from any other building by space on all sides.

Dwelling, Group House: A building with not less than three nor more than six one-family housekeeping units erected in a row as a single building, on adjoining lots, each being separated from an adjoining unit or units by an approved masonry party wall or walls extending from the basement or cellar floor to the roof along the dividing lot line, and each such building being separated from any other building by space on all sides.

Excavation, Uncontrolled: The digging of sand, gravel, rock, minerals, clay or other earth material from a land surface for any of the following purposes:

1. When incidental to the operation of a permitted business or manufacturing use, including any digging of material for sale, storage, processing or manufacture;
2. For grading or other purposes incidental to improvement of the land;
3. When incidental to the development of a lot or to grading for public improvements.

Excavations, Controlled: All types of excavations other than those defined above as "Excavations, Uncontrolled".

Family: Any number of individuals lawfully residing together as a single housekeeping unit, and doing their cooking on the premises, as distinguished from a group occupying a boarding or rooming house or hotel.

DEFINITIONS

Farmer's Roadside Stand: An accessory structure for the sale of articles grown or produced on the premises.

Farming: Commercial agricultural uses in general, and specifically crop, dairy, stock, and poultry farming; commercial greenhouses on three acres or more.

Floor Area Ratio (F.A.R.): The ratio of the total aggregate of all floor area of a building (or buildings, if more than one principal building occurs on a site) to its net site area (exclusive of street rights-of-way). Total floor area shall include outside walls, floor areas of basements and of all accessory buildings, including garages and sheds; and covered areas, including open porches, breezeways and carports. Both the height of any building and its amount of coverage of the land by such building may be expressed with one figure. An F.A.R. of 1.0 can mean 100% coverage of the net land by a one-story building, 50% coverage by a two story building, 25% coverage by a four-story building, etc.

Garage, Community: A structure or series of structures for the storage of automobiles of residents of the neighborhood, and not used for making repairs.

Garage, Residential: An accessory building, portion of a main building, or building attached thereto, used for storage of private motor vehicles, only one of which may be a commercial vehicle.

Garage, Service: A garage, other than a residential garage, where motor-driven vehicles are stored, equipped for operation, repaired, or kept for remuneration, hire or sale.

Home Occupation: Any use conducted entirely within a dwelling which is incidental to the main use of the building for dwelling purposes and does not have any exterior evidence, other than a permitted sign, to indicate that the building is being utilized for any purpose other than that of a dwelling; and in connection with which no commodity is kept for sale on the premises, not more than one person is em-